

<b>Address:</b>	<b>Old Postman's Office</b> <b>30 Leighton Road</b> <b>London</b> <b>NW5 2QE</b>		<b>5</b> <b>&amp;</b> <b>6</b>
<b>Application Number:</b>	<b>2015/4778/P</b>	<b>Officer: Charles Thuaire</b>	
<b>Ward:</b>	Kentish Town		
<b>Date Received:</b>	20/08/2015		
<b>Proposal: Refurbishment with alterations of the Postman's Office to provide offices (Class B1a) and a communal access corridor, and redevelopment of the rear of the site to provide three 2-3 storey blocks for 2 live/work units (Sui Generis) and 7 residential units (Class C3), with associated landscaping, cycle and refuse stores.</b>			
<b>Background Papers, Supporting Documents and Drawing Numbers-</b> 015- 001A, 002A, 010A, 021, 022, 023, 024, 030, 110B, 121, 122, 123, 124, 131A, 132A, 141B, 142, 143, 144B, 145B, 151A, 152, 153, 154, 155, 156, 157, 158, 601A, 602A, 603A; 015-PL001B; Planning Statement by DP9 dated August 2015; Design and Access Statement by Studio Mackereth; Energy Strategy Report dated 29.6.15 by Build Energy Ltd; BREEAM UK Refurbishment 2014 Pre-assessment report dated 16.9.15 by Malcolm Hollis; Daylight/sunlight assessment by Hawkins environmental dated 19.6.15; External Building Fabric Assessment report dated 22.12.15 by RBA Acoustics; Stage 1 Desktop study and survey report dated June 2015 by Your Environment; Heritage Statement dated July 2015 by KM Heritage; Construction Management Statement by Studio Mackereth dated 31.8.15; Marketing report dated September 2015 ref AJM/1.125 by Howell Brooks and Partners; letter from Isabella Oliver dated 20.7.15.			
<b>RECOMMENDATION SUMMARY: grant conditional planning permission subject to a Section 106 legal agreement</b>			
<b>Related Application</b>			
<b>Date of Application:</b>	20/08/2015		
<b>Application Number:</b>	<b>2015/4856/L</b>		
<b>Proposal: Internal and external alterations to the Postman's Office, and associated demolition of rear additions, to provide B1a offices and communal access corridor to residential redevelopment at rear of site</b>			
<b>Background Papers, Supporting Documents and Drawing Numbers-</b> 015- 001A, 002A, 010A, 021, 022, 023, 024, 030, 110B, 121, 122, 123, 124, 131A, 132A, 141B, 142, 143, 144B, 145B, 151A, 152, 153, 154, 155, 156, 157, 158, 601A, 602A, 603A; 015-PL001B; Planning Statement by DP9 dated August 2015; Design and Access Statement by Studio Mackereth; Heritage Statement dated July 2015 by KM Heritage.			
<b>RECOMMENDATION SUMMARY: grant conditional listed building consent</b>			

<b>Applicant:</b>	<b>Agent:</b>
c/o Agent	DP9 100 Pall Mall London SW1Y 5NQ

### ANALYSIS INFORMATION

Land Use Details:			
	Use Class	Use Description	Floorspace
Existing	<i>B1 Business</i>		<i>674m<sup>2</sup> GIA</i>
Proposed	<i>B1 Business SG Live-work unit C3 Dwelling House</i>		<i>391m<sup>2</sup> 109m<sup>2</sup> 591m<sup>2</sup> + 112 communal</i>

Residential Use Details:										
	Residential Type	No. of Bedrooms per Unit								
		1	2	3	4	5	6	7	8	9+
Existing	<i>None</i>									
Proposed	<i>Flat/Maisonette</i>	2	4	1						

Parking Details:		
	Parking Spaces (General)	Parking Spaces (Disabled)
Existing	<i>0</i>	
Proposed	<i>0</i>	

## **OFFICERS' REPORT**

### **Reason for Referral to Committee:**

**This application is being reported to the Committee as it entails a Minor development of more than 5 new dwellings (Clause 3ii).**

## **1. SITE**

- 1.1 The site contains a former postal sorting office, built in 1903, at the front and a variety of later extensions and outbuildings at the rear arranged around a yard. The site is occupied by a design studio and offices. The front building comprises an open double-height hall with pitched roof and a mezzanine platform inserted later along one side to provide additional workspaces, plus single storey extensions at the front and rear providing entrance lobby, meeting rooms and stores. This building has an ornate redbrick frontage with Diocletian windows and royal monograms and is listed Grade 2. Inside the main hall, there is a unique feature of a projecting oriel window previously used as a supervisor's office overlooking the main sorting floor. The rear buildings are single storey in a variety of postwar modern styles. The yard is mainly paved with some shrubs and 2 small trees.
- 1.2 The site is L-shaped with the original sorting office taking up the entire street frontage behind a narrow paved forecourt used for carparking; the rear buildings are entirely accessed through this office with no rear access. The front of the site is flanked by rendered 2 storey terraced houses to the west and a modern mainly glazed 2 storey block to the east. The rear adjoins a railway cutting and the Kentish Town railway station platforms and a 6m wide strip of the site adjoining this rear wall is owned by Network Rail. The west of the rear part of the site adjoins an open builder's yard at 18 Leighton Rd; the east adjoins the modern 3 storey Peckwater Health Centre which has its own separate road access alongside the railway from Peckwater Street. The site is approx. 100m away from Kentish Town shopping centre and the tube/railway station.
- 1.3 The entire site is located in the Kentish Town conservation area, along with its neighbours on either side of Leighton Road but not the health centre to the east. The street in this part of the conservation area is characterised by 2-3 storey terraced mid-19th C. houses. The listed sorting office with its ornate detailing is designated as a local landmark in the Kentish Town CAAMS adopted in March 2001. Nos. 20-28 Leighton Road to the west are also listed Grade 2.

## **2. THE PROPOSAL**

### **Original**

- 2.1 Refurbishment of the Postman's Office, with alterations including new mezzanine floor, to provide B1a offices; redevelopment of the rear of the site to provide three 2-3 storey blocks for 2 live/work units and 7 residential units, with associated landscaping and cycle parking provision.

### **Revision**

- 2.2 Reduction in size of mezzanine floor within listed hall; revised refuse and cycle storage; green roof and solar panels shown; acoustic report on railway noise.

### 3. RELEVANT HISTORY

- 3.1 7.3.95- pp granted for change of use from GPO sorting office to studio/office and ancillary stores (Class B1)
- 3.2 12.11.03- pp granted for erection of garden room structure at rear of site
- 3.3 2014- pre-application discussions with owners for Refurbishment of listed building for B1 offices and redevelopment of rear site to provide 2 live-work units and 7 residential units.

### 4. CONSULTATIONS

#### Conservation Area Advisory Committee

- 4.1 Kentish Town CAAC- no response received.

#### Adjoining Occupiers

	Original
<i>Number of Letters Sent</i>	<b>24</b>
<i>Number of responses Received</i>	<b>10</b>
<i>Number in Support</i>	<b>00</b>
<i>Number of Objections</i>	<b>10</b>

*Plus site notice and press advert expiring 1.10.15*

- 4.1 Residents at nos. 20, 22, 26a, 35, 36, 37, 52 Leighton Rd and 13 Leverton St  
object –

-no objection to development of backland site or new housing in principle;  
-proposed development is intrusive and out of character due to its scale and massing out of keeping with context; 3 new blocks at rear on small site is overdevelopment; cramming housing, resembles Victorian slums with alleyways; contrary to scale and character of Conservation Area, size and height visually intrusive to neighbours; mass and height of new blocks needs to be restricted; Block C excessively high and probably visible from road, height of proposal is detrimental to visual amenity; insufficient landscaped space around blocks;  
-validity of daylight/sunlight assessment which ignores nos 20-24 Leighton Rd and the impact on their views; impact on neighbouring amenity of nos 20-28 by loss of outlook, privacy, daylight and sunlight; impact on neighbouring gardens' privacy and sunshine;  
-difficulties of handling traffic /refuse mean development needs reducing; parking congestion;  
-existing building is charming and alterations need careful consideration; suggest reinstatement of railings on left of entrance to match others and give better security for cycles; materials and design of bin/meter bench at front incongruous; loss of privacy, light and views to no.26 does not enhance listed building; does not preserve or enhance area.

- 4.2 Caversham Group Practice, 34 Leighton Rd object- loss of light to offices; construction noise disruptive to clinic and patients
- 4.3 Thames Water- no objection subject to informatives giving advice on sewers, piling and water pressure.
- 4.4 Network Rail- no objection.

## **5. POLICIES**

Set out below are the LDF policies that the proposals have primarily been assessed against. However it should be noted that recommendations are based on assessment of the proposals against the development plan taken as a whole together with other material considerations.

### **5.1 LDF Core Strategy and Development Policies**

- CS1 - Distribution of growth
- CS5 - Managing the impact of growth and development
- CS6 - Providing quality homes
- CS8 - Promoting a successful and inclusive Camden economy
- CS11 - Promoting sustainable and efficient travel
- CS13 - Tackling climate change
- CS14 - Promoting high quality places and conserving our heritage
- CS15 - Protecting and improving open spaces & biodiversity
- CS18 - Dealing with waste
- CS19 - Delivering and monitoring the Core Strategy
  
- DP2 - Making full use of Camden's capacity for housing
- DP3 - Contributions to supply of affordable housing
- DP5 - Housing size mix
- DP6 - Lifetime homes and wheelchair homes
- DP13 - Employment sites and premises
- DP16 - Transport implications of development
- DP17 - Walking, cycling and public transport
- DP18 - Parking standards and the availability of car parking
- DP19 - Managing the impact of parking
- DP20 - Movement of goods and materials
- DP21 - Development connecting to highway network
- DP22 - Sustainable design and construction
- DP23 - Water
- DP24 - Securing high quality design
- DP25 - Conserving Camden's heritage
- DP26 - Managing impact of development on occupiers and neighbours
- DP28 - Noise and vibration
- DP29 - Improving access
- DP31 - Provision of and improvements to public open space
- DP32 - Air quality

### **Supplementary Planning Policies**

- 5.2 Camden Planning Guidance 2015  
Kentish Town Conservation Area Appraisal and Management Strategy (CAAMS)  
2011

### **Other policies**

- 5.3 National Planning Policy Framework (27.3.12)  
The London Plan (March 2015 consolidated with alterations since 2011)

## **6. ASSESSMENT**

- 6.1 The principal considerations material to the determination of this application are summarised as follows: loss of existing employment floorspace, residential standards of new housing; demolition of structures in conservation area, alterations to listed building; height, footprint and design of new buildings; impact on conservation area; impact on neighbour amenities and parking conditions.

### Proposal

- 6.2 The landowner wishes to develop the site in a more efficient and profitable manner for a mix of housing and employment uses, following the eventual departure of the current tenants who occupy the site as a design studio. The scheme basically involves refurbishing the listed sorting office for continued office use, demolishing all the other later extensions and outbuildings at the rear, and erecting 3 new rectangular blocks of flats in their place. A dedicated walkway would be formed through the office building to access the residential to the rear.
- 6.3 The sorting office will be restored and altered as follows- a disabled toilet installed in the entrance lobby and new toilets in the existing basement store underneath; existing mezzanine floor removed and a new larger one installed which extends across half of the hall's width in line with the roof ridge above plus extra staircases at either end; a new corridor formed along the western side to provide access from the entrance lobby to the new flats behind, including a new internal wall separating it from offices and new filigree brick patterning on the external wall to provide natural light; new rooflight in rear wing; alterations to the forecourt to provide cycle parking and meters.
- 6.4 The 3 residential blocks are of uniform design, comprising flat roofed rectangular blocks with units facing either north or south. A three storey block (Block C) is built behind the office, comprising 2 duplex live-work studios facing the hall, 1 maisonette facing the railway line and 2 flats on the top floor; the two 2 storey blocks are built behind nos 26-28 Leighton Rd, comprising 4 maisonettes. The blocks are all set behind a 6m wide open strip alongside the railway line to comply with Network Rail lease requirements. Each maisonette has a ground floor patio garden. The communal areas include paved access paths and ramps between the blocks and 2 small areas of landscaping plus communal cycle and refuse stores facing the railway line.

### Landuse

### Employment-

- 6.5 Policy DP13 states that the Council will retain land and buildings that are suitable for continued business use and will resist a change to non-business unless it can be demonstrated that a site or building is no longer suitable for its existing business use and there is evidence that the possibility of retaining, reusing or redeveloping the site or building for similar or alternative business use has been fully explored over an appropriate period of time. The applicants at pre-application advice stage argued that the existing premises, even though currently occupied, is in poor condition and will require refurbishment to bring it in line with updated requirements of existing and future business occupiers and that there are currently no demand for the premises in their existing condition in the area. Furthermore they have submitted evidence from the current tenants that they intend to leave on account of the inefficient layout and poor condition of the premises.
- 6.6 Although ideally the whole site should be used for employment purposes, only a proportion of it is actually used as such due to extensive landscaped courtyards at the rear. The existing layout and accessibility of the premises, with sole access through the listed hall to Leighton Road resulting in the rear part effectively landlocked, results in inefficient use of the land. The various buildings are poor quality or restricted in flexibility due to their listed status and are not possible to let separately. A marketing report has been submitted which shows that there is little demand for large offices or workshops in this area which would occupy the whole site and that the current layout and condition is poor and not suitable or attractive for prospective office tenants. Thus it is agreed that the site is currently poorly used as an employment site and may have little potential for improvement in its overall use for such.
- 6.7 The scheme thus retains the listed hall as B1a office space, as existing, and provides 2 new live-work units to offset the loss of employment floorspace in the rear outbuildings. The hall with its new mezzanine floor will provide good quality and flexible workspace (391sqm) in the form of open plan offices with adequate lighting, facilities and access. The 2 live-work units each have a ground floor workspace element of 27.5sqm (totalling 55sqm). It is considered that overall the proposal now involves a small loss of existing usable business floorspace when considering the existing and proposed net lettable space only, due to the existing inefficient layout and use of the site. The proposed overall net business space at 446sqm comprises a loss of 12.5% of the existing 510sqm net B1 space. This is not significant and is acceptable, given the proposed refurbishment of a listed building for future business occupiers and the inclusion of new self-contained dwellings in line with policy DP2. Furthermore the marketing report estimates that the proposed unit could accommodate more employees than the current layout of buildings.
- 6.8 It is considered that this is a pragmatic solution to the difficulties in developing this restricted site and the provision of live-work premises is acceptable as a compromise in the balance between minimising loss of office space and retaining a listed building.

### Live-work units-

- 6.9 Para 13.9 of the Development Policies document states that the 'combined live/work units can provide a valuable contribution to the range of business premises and may enable certain sites to remain in employment use' and goes on to say that 'The Council will allow live/work developments where they do not result in the loss of sites that are suitable for continued business use or where they would involve the loss of permanent housing'.
- 6.10 The proposed 2 Live-work units are designed so that there is a workspace on the ground floor and living space on 1st floor. They are also located in the area which receives least daylight due to the northern orientation facing the existing building and thus least attractive for residential units. This provision is welcome as the units would further cater for the different needs of businesses for space in the area and, together with the main building, provide flexible employment use. Conditions will be imposed to ensure the work and living spaces within the Sui Generis units are retained as such so that the units do not evolve into purely C3 dwellings.

### Residential-

- 6.11 In principle the provision of new housing with 7 units is acceptable and is welcomed in line with policy DP2. The proposal involves a good mix of residential units (2 x 1bed 2p, 4 x 2bed 4p, 1 x 3bed 6p) and includes 4 two-bedroom dwellings which are very high in demand according to the Dwelling Size Priorities Table. The proposed family sized unit is also welcome. All units comply with CPG space standards; their internal lighting is assessed under the Amenity section below. All the maisonettes have private gardens and the 2<sup>nd</sup> floor flats have balconies as well as access to communal amenity space. The units, including their access through the listed building, comply with Lifetime homes standards.
- 6.12 The number of dwellings and amount of floorspace (591sqm net GIA, excluding communal corridors and stairs) is below the affordable housing threshold, therefore no affordable housing would be sought.
- 6.13 The density of this residential element, excluding the site containing the commercial building, is calculated to be 260 habitable rooms per hectare which is within the London Plan's specified density range of 200-700 HR/HA for this urban site in a highly accessible location. Although the new blocks result in significant site coverage, it is not considered that this is overdevelopment. The scheme makes good use of the rear part of the site and is not considered inappropriate in bulk, height and site coverage, nor harmful to the conservation area, given the context of surrounding sites such as the neighbouring health centre which occupies most of the backland site behind houses along Leighton Road.

### Sustainability

- 6.14 Policies CS13 and DP22 promote sustainable design & construction. For this mixed use scheme over 500sqm, the office must meet BREEAM 'Excellent' target with 60% in energy/water and 40% in materials sub-targets. A BREEAM report has been submitted which aims to achieve 70%; although the energy score is below target, this is acceptable in the context of the constraints imposed by this listed building. A S106 legal agreement will be required to secure a post-construction review of the development to ensure this target is met.



- 6.15 A Code for Sustainable Homes exercise is now no longer required for housing schemes following Government advice in early 2015; however a programme of sustainability measures, including those outlined in the submitted energy report, needs to be secured by condition as recommended by CPG3. The Energy Statement shows that the residential element can achieve 37% savings in CO2 emissions (above the London Plan target of 35% above Part L of the 2013 Building Regulations), including 21% from renewables (above the target of 20% from renewable energy technology). The scheme will involve air source heat pumps and solar panels on the roof of Block C.
- 6.16 It is proposed to have water run-off attenuation measures such as Sustainable Urban Drainage Systems (SUDS) due to the increase in hard surfacing and built-up areas.

### Heritage

- 6.17 The scheme involves subdividing the listed hall with a separate corridor to provide access to the rear of the site. Ideally it would be preferable if there was no such corridor access through the listed building and that all access to the rear of the site was via a neighbouring site such as the health centre or builders yard. The former has a servicing yard and carpark next to the site's rear wall and an access road to Peckwater Street. The developers have explored the possibility of securing alternative access through this site but this has not proved possible as the NHS have confirmed that the health centre has sole rights over use of this yard and road and that additional access rights would not be allowed. Therefore given the circumstances, and the need to make beneficial use of the rear part of this site for alternative landuses, as explained above, it is considered appropriate to accept a compromise here by creating a separate internal corridor access to the rear for future residential units from the front entrance of the listed building.
- 6.18 The proposed partitioning of the hall is reversible but the construction of a structure to form a corridor and larger mezzanine floor and the removal of the brick wall below the flank windows is more interventionist. It is recognised that compromises to the fabric and layout will be made to the listed building with this scheme, and the revised scheme has the least possible impact on the fabric, appearance and layout of the building.
- 6.19 The existing mezzanine covers about a third of the hall width. The proposed mezzanine enlarges this to half its width but still leaves half of the main hall's volume empty and full height, enabling it to be experienced full height and conserving the open character of the interior. As revised, the mezzanine has been reduced in width to ensure it lines up with the roof ridge above, its staircase accesses at either end are minimised in scale and projection, and it is separated from the projecting oriel window of the supervisor's office, so that it preserves the understanding of how this feature would have worked. To allow access to the rear, a 1.2m wide corridor is formed under the mezzanine; the internal glazed wall along the side will read as a modern insertion, while being lightweight and see-through, and the hit-and-miss brickwork on the external wall is a minor alteration that will allow light and air to enter the corridor without the major disruption of inserting windows. No other external alterations are proposed, apart from welcome renovations.

- 6.20 The new houses to the rear are not visible from the public realm and replace existing modern business structures. The highest 3 storey block is behind the hall and set back about 9m away. Its roof height is between the hall's ridge and eaves, while the 2 storey blocks are the same height as the hall's eaves. The bulk, height and location are therefore acceptable in their impact on the listed building's setting.
- 6.21 The significance of the listed building lies both in its exterior appearance and also its interior, a large single volume with an overseer's oriel window at one end. The visible parts of the exterior will be unchanged; in the interior, a new permanent corridor will be formed under an existing mezzanine which will also be enlarged but not to a degree that compromises the lofty interior space or the independence of the overseer's oriel window. Thus it is considered that the harm to the building's significance will not be substantial.
- 6.22 Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses, under sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.
- 6.23 In this case the scheme affects the listed building but, for the reasons given above, it is considered that it preserves both the listed building and its setting. It is acknowledged that harm is caused to the listed building by the internal alterations, and considerable weight has been given to this harm affecting a heritage asset. An assessment of this harm has been undertaken in accordance with the tests in NPPF (notably para 134), notably a balancing exercise of the identified harm versus benefits. It is considered that the harm is 'less than substantial' and that this is outweighed by the public benefit resulting from survival of this asset and its key features- the scheme will ensure the continued use of the listed building, its optimal viable use as a workspace, and beneficial use of the backland site for an alternative use as priority housing. The applicants' heritage statement states that 'The proposed scheme has been designed to make minimum intervention into the historic building whilst providing modern and viable accommodation for the future....The effect of the works and new buildings on the heritage significance is therefore positive'.
- 6.24 It is concluded that the significant public benefits of the overall scheme clearly outweigh the 'less than substantial' harm caused to heritage assets and that the listed building alterations are acceptable.

#### Bulk/design of new buildings

- 6.25 The 3 new blocks are very simple in design and form- they are rectangular shaped arranged in a staggered profile and separated by 1.5m wide passageways; they have mainly blank flank walls facing each other and fully glazed facades on the north and south frontages, plus flat roofs; the walls are in pigmented concrete panels with filigree style perforations and textured finishes on the flank walls around the entrances to add interest.
- 6.26 The heights and massing in comparison with the listed building are acceptable and have an adequate degree of separation from its rear façade. The bulk and height of

the new blocks are sympathetic to adjoining buildings such as houses in Leighton Rd and the Health Centre; indeed the 2 storey blocks are lower than the 3 storey houses to their north. The simple treatment of the proposed elevations, with warm earth tones, a contemporary and crisp style, and lightweight glazed visible frontages, is appropriate for the rear of this site.

- 6.27 Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Because of the hidden nature of the proposal to the rear, the existing modern infill buildings, and the context of the adjoining modern health centre, the new buildings would have no impact on the streetscene and would not result in any harm to the heritage asset of the conservation area. In particular the 3 storey block will not be visible from the road. It is thus considered that the scheme will preserve the character and appearance of the conservation area.

#### Landscape

- 6.28 There are only 2 small trees of no amenity value or significance in the rear yard plus some shrubs. Although much of the rear site will be built upon with the 3 new blocks or paved for the pathways and access ramp, there will be 3 new areas available for soft landscaping and tree planting. In addition 2 blocks will have biodiverse green roofs and the paving will be permeable, and the 5 private patio areas for the flats will be available for further planting if desired. Details will be secured by condition.

#### Amenity

#### New units-

- 6.29 The new units will receive adequate amounts of daylight, according to ADF criteria as recommended by the BRE Daylight and Sunlight Report 2011. Although 5 of the 7 new units will be south-facing or partly east-facing and thus receive adequate sunlight, one maisonette, one flat and one live-work unit will be solely north-facing and thus will not receive any sunshine. It is difficult to avoid this, given the layout and proximity of the new units and the problem of introducing new windows in party walls adjoining neighbouring sites. However it would be possible to introduce additional windows in the side non-party walls of the maisonette in the western Block A and the flat in the eastern Block C in order to receive some sunlight. It is recommended that a condition be attached to require alternative fenestration designs for these units to ameliorate this problem.
- 6.30 An acoustic report has been submitted which shows that the predicted noise levels from the adjoining railway will be within maximum levels specified in the LDF policy DP28 for new residential sites adjoining railways and roads. Furthermore it states that internal noise levels recommended by BS8233 and WHO guidance can be met by appropriate insulation measures such as mechanical ventilation and double glazing. A condition will be attached to ensure appropriate details are submitted for approval.

#### Neighbours-

- 6.31 In terms of neighbour amenities, the new blocks maintain a 25 degree daylight angle to the neighbouring habitable room windows in Leighton Road. The submitted daylight report shows that they do not harm daylight or sunlight to the houses at 26-28 Leighton Road or the Health Centre, according to VSC criteria as recommended by the BRE Report 2011. Similarly there will be no additional overshadowing of their rear gardens. There will be no undue loss of outlook or increased sense of enclosure, given the setback nature of the new blocks from the rear of these houses. The houses at 20-24 Leighton Road are too far away to be directly affected thus no light tests were undertaken for these properties.
- 6.32 The north-facing flats are a minimum of 18m away from neighbouring habitable room windows in Leighton Road as recommended by CPG guidance. However it is acknowledged that the 1<sup>st</sup> floor windows of the western maisonette in Block A will result in direct overlooking of half of 26 Leighton Road's rear garden next to the house. Although views would be less intensive from 2 bedrooms, the plans nevertheless show a fully glazed frontage with a balcony here which will result in not only directly overlooking of some of the private garden but also a perception of undue overlooking of the habitable rooms; it is considered that more restricted openings with no balcony would be preferred here. Additional screening above the boundary wall may also be helpful as an alternative. It is recommended that a condition be attached to require measures to restrict overlooking, such as alternative fenestration designs for the 1st floor of this unit, to ameliorate this problem.

#### Transport

- 6.33 The site is highly accessible near Kentish Town stations and bus routes and is located within a Controlled Parking Zone. It has a PTAL rating of 4 which means it is moderately accessible by public transport.
- 6.34 It is proposed that the development be designated as car-free which is welcomed. The proposed residential and commercial units will need to be designated as car-free, to be secured by a S106 Agreement. The removal of existing parking from the forecourt and the new railings and cycle stands here to prevent this is welcomed.
- 6.35 Cycle parking is proposed in the form of stands on the forecourt for visitors and office staff and an enclosed store in the rear part adjoining the railway wall for the new housing. The details have been revised in terms of location and number of stands, so that there are now 8 spaces on the forecourt for the offices, 2 spaces under the stairs for live-work units and 7 spaces in a covered secure store at the rear for the 7 flats. Although the revised details do not totally comply with London Plan and CPG standards, they are considered acceptable here due to existing site constraints, subject to more details on design of the stores and stands.
- 6.36 Refuse storage for the residential units is now shown in a communal store at the rear alongside the railway wall and it will be transferred to the front by a management company on weekly basis for kerbside collection. This is considered acceptable in principle by the Environmental Services team. Details of both cycle and refuse stores will be secured by condition.

- 6.37 The applicant is required to enter into a S106 Agreement in respect of repaving the crossover and the footway immediately outside the site's frontage. This will ensure that any damage caused during the demolition/construction works is repaired to the Council's satisfaction. It is estimated that this will cost £3670.
- 6.38 A Construction Management Plan (CMP) will be required in respect of this development, on account of its restricted landlocked context and its location outside a zebra crossing and adjoining residential properties. All access for demolition and redevelopment of the rear part of the site will have to be through the listed building frontage, due to lack of any agreement with the neighbouring landowners, notably the health centre which already has a wide servicing road. It is proposed at this stage to carry all materials etc. for the rear part over the listed hall via 2 goods lifts and a scaffolding shroud. Such a CMP will be secured by S106.

#### Other issues

##### Contaminated land-

- 6.39 A contaminated land report has been submitted as the site is designated as one which has potential for contamination from former industrial uses which are considered medium risk. It is thus recommended that the standard condition be imposed to require a full investigation and remediation measures if appropriate.

##### Economic regeneration-

- 6.40 Depending on the scale and cost of the development, contributions to local training and procurement will be expected through the construction of this scheme in order to maximise the opportunities to local residents and businesses afforded by the development. The following clauses will be included in the S106-
- a) The applicant is required to work to a target of 20% local recruitment.
  - b) The applicant should advertise all construction vacancies and work placement opportunities exclusively with the Kings Cross Construction Skills Centre for a period of 1 week before marketing more widely.
  - c) The applicant should provide a specified number (to be agreed) of construction work placement opportunities of not less than 2 weeks each, to be undertaken over the course of the development, to be recruited through the Council's Kings Cross Construction Skills Centre.
  - d) If the build costs of the scheme exceed 3 million, the applicant should recruit 1 construction apprentice or end-user apprentice per £3million of build costs and pay the Council a support fee of £1,500 per apprentice as per clause 8.17 of CPG8. Recruitment of construction apprentices should be conducted through the Council's Kings Cross Construction Skills Centre.
  - e) If the value of the scheme exceeds £1million, the applicant should also sign up to the Camden Local Procurement Code, as per section 8.19 of CPG8.

##### Community Infrastructure Levy (CIL)-

- 6.41 The scheme is subject to Mayoral and Camden CIL, based on the uplift of new residential floorspace x £50 (Mayor) and £500 (Camden).

## **7. CONCLUSION**

- 7.1 The retention of the hall for continued office purposes and the minor loss of lettable employment floorspace overall here is acceptable on the basis of the constrained site context and the creation of new housing which is welcomed. The units are acceptable in mix and space standards. The demolition of the existing outbuildings is acceptable. The alterations to the listed building are considered to cause 'less than substantial' harm which is outweighed by the benefits of securing a longterm future for the listed hall. The new blocks are considered appropriate in terms of bulk, height and footprint and will preserve the character of the conservation area. The new buildings will not harm neighbour amenity in terms of light, privacy, outlook or parking conditions, subject to conditions and S106 clauses.
- 7.2 Planning permission is recommended subject to a S106 Legal Agreement requiring the following-
- a) post-construction review of BREEAM 'Excellent' target;
  - b) car-free housing and business units;
  - c) Construction Management Plan;
  - d) footway repairs, estimated to cost £3670;
  - e) local training and procurement requirements (see para 6.40 above).
- 7.3 Listed Building consent is also recommended for approval.
- 7.4 LEGAL COMMENTS**
- 7.5 Members are referred to the note from the Legal Division at the start of the Agenda

Condition(s) and Reason(s): - **2015/4778/P**

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work to the retained building shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

- a) Details of all external alterations including new windows, doors and filigree brickwork to the retained listed building at a scale of 1:100;
- b) Plan, elevation and section drawings, including details of fenestration and perforate panels, of the new blocks of flats at a scale of 1:100;
- c) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 4 Notwithstanding the details shown on the plans hereby approved, details of additional fenestration to the north-facing maisonette in western Block A and the north-facing flat in eastern Block C, to ensure receipt of sunlight to their habitable rooms, and revised details of 1st floor fenestration to the north-facing maisonette in western Block A, to ensure reduction of overlooking to 26 Leighton Road, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun.

Reason: In order to ensure the proposed housing has adequate receipt of sunshine and to prevent unreasonable overlooking of neighbouring premises, in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 5 No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas, including the front forecourt, have been submitted to and approved by the local planning authority in writing. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 6 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details, prior to the occupation for the permitted use of the development or any phase of the development, whichever is the sooner. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 7 The 2 live-work units (Sui Generis) shall be occupied in accordance with the layouts shown on the plans hereby approved and shall each retain 27.5sqm of workspace on the ground floor and 27sqm of living space on the 1st floor. They shall not be used as independent Class B1 offices or Class C3 dwellings.

Reason: To ensure that the future occupation of these units does not result in further loss of existing employment floorspace on the overall site and does not adversely affect the immediate area by reason of traffic congestion and excessive on-street parking pressure etc, in accordance with policies CS5 and CS8 of the London Borough of Camden Local Development Framework Core Strategy and policies DP13, DP16 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 8 Prior to occupation, details of sound insulation measures for the new blocks of flats (based on the recommendations of the acoustic report hereby approved) shall be submitted to and approved by the local planning authority; such measures shall be implemented and retained thereafter.

Reason: To ensure the new dwellings achieve adequate internal amenity standards, in accordance with the requirements of policies CS5 and CS6 of the London Borough of Camden Local Development Framework Core Strategy and policy DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 9 Before the development commences, details of the location, design and method of waste storage and removal including recycled materials, shall be submitted to and approved by the local planning authority in writing. The facility as approved shall be provided prior to the first occupation of any of the new units and permanently retained thereafter.

Reason: To ensure that sufficient provision for the storage and collection of waste has been made in accordance with the requirements of policy CS18 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.



- 10 At least 28 days before development commences:
- (a) a written programme of ground investigation for the presence of soil and groundwater contamination and landfill gas shall be submitted to and approved by the local planning authority in writing; and
  - (b) following the approval detailed in paragraph (a), an investigation shall be carried out in accordance with the approved programme and the results and a written scheme of remediation measures [if necessary] shall be submitted to and approved by the local planning authority in writing.
- The remediation measures shall be implemented strictly in accordance with the approved scheme and a written report detailing the remediation shall be submitted to and approved by the local planning authority in writing prior to occupation.

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 11 Prior to commencement of the development, the developer must provide an intrusive pre-demolition and/or refurbishment asbestos survey in accordance with HSG264 supported by an appropriate mitigation scheme to control risks to future occupiers. The scheme must be written by a suitably qualified person and shall be submitted to and approved by the local planning authority. The scheme as submitted shall demonstrably identify potential sources of asbestos contamination and detail removal or mitigation appropriate for the proposed end use. The scheme of mitigation shall be independently verified to the satisfaction of the local planning authority prior to occupation.

Reason: To protect future occupiers and existing neighbours of the development from the possible presence of asbestos in the existing buildings to be demolished, in accordance with policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 12 Before the development commences, details of cycle storage (showing a minimum of 6 cycles for the business unit and 7 cycles for the residential dwellings) shall be submitted to and approved by the local planning authority. The approved facilities shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 of the London Borough of Camden Local Development Framework Development Policies.

- 13 Prior to first occupation of the buildings, detailed plans showing the location and extent of photovoltaic cells to be installed on the building shall have been submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. The cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of policy CS13 of the London Borough of Camden Local Development Framework Core Strategy and policy DP22 of the London Borough of Camden Local Development Framework Development Policies.

- 14 Prior to the first occupation of the buildings, a plan (showing details of the green roof including species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof), and a programme for a scheme of maintenance shall be submitted to and approved in writing by the local planning authority. The green roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme of maintenance.

Reason: To ensure that the green roof is suitably designed and maintained in accordance with the requirements of policies CS13, CS14, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23, DP24 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 15 The development hereby approved shall be constructed in accordance with the Energy Strategy Report hereby approved to achieve a 35% reduction in carbon dioxide emissions beyond Part L 2013 Building Regulations in line with the energy hierarchy, and a 20% reduction in carbon dioxide emissions through renewable technologies. Prior to occupation, evidence demonstrating that the approved measures have been implemented shall be submitted to and approved in writing by the Local Planning Authority and these measures shall be retained and maintained thereafter.

Reason: In order to secure the appropriate energy and resource efficiency measures and on-site renewable energy generation in accordance with policies CS13 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 16 Prior to commencement of development, details of a sustainable urban drainage system shall be submitted to and approved in writing by the local planning authority. Such system shall be based on a 1:100 year event with 30% provision for climate change demonstrating 50% attenuation of all runoff. The system shall be implemented as part of the development and thereafter retained and maintained.

Reason: To reduce the rate of surface water run-off from the buildings and limit the

impact on the storm-water drainage system in accordance with policies CS13 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 17 The residential development hereby approved shall incorporate sustainable design principles and climate change adaptation measures in its design and construction.
- a) Prior to construction, a sustainability statement demonstrating how sustainable design principles and climate change adaptation measures have been incorporated in the design and construction of the residential development shall be submitted to and approved by the Local Planning Authority.
  - b) Prior to occupation, evidence demonstrating that the approved measures have been implemented shall be submitted to and approved in writing by the Local Planning Authority and these measures shall be retained and maintained thereafter.

Reason: To ensure a sustainable and resource efficient development in accordance with the requirements of policies CS13 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 18 The development hereby approved shall achieve a maximum internal water use of 105 litres/person/day, allowing 5 litres/person/day for external water use. Prior to occupation, evidence demonstrating that this has been achieved shall be submitted to and approved by the Local Planning Authority.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with policies CS13 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 19 No impact piling shall take place until a piling method statement, prepared in consultation with Thames Water or the relevant statutory undertaker (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works), has been submitted to and approved in writing by the local planning authority. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: To safeguard existing below ground public utility infrastructure and controlled waters in accordance with the requirements of policy CS13 of the London Borough of Camden Local Development Framework Core Strategy.

- 20 The development hereby permitted shall be carried out in accordance with the following approved plans- tbc

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 4 This permission is granted without prejudice to the necessity of obtaining consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Application forms may be obtained from the Council's website, [www.camden.gov.uk/planning](http://www.camden.gov.uk/planning) or the Camden Contact Centre on Tel: 020 7974 4444 or email [env.devcon@camden.gov.uk](mailto:env.devcon@camden.gov.uk).
- 5 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Camden Contact Centre on Tel: 020 7974 4444 or Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ.
- 6 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

- 7 Under Section 25 of the GLC (General Powers) Act 1983, the residential accommodation approved is not permitted for use as holiday lettings or any other form of temporary sleeping accommodation defined as being occupied by the same person(s) for a consecutive period of 90 nights or less. If any such use is intended, then a new planning application will be required which may not be approved.
- 8 You are required to take account of advice provided by Thames Water in their letter dated 11.9.15 regarding sewerage, surface water drainage, piling methods and water pressure. You are advised to contact Thames Water Developer Services on 0800 009 3921 for further information.
- 9 You are advised to consult Network Rail regarding any works to their 6m wide strip of land adjoining the railway line.
- 10 You are advised that this proposal will be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL as the additional floorspace exceeds 100sqm GIA or one unit of residential accommodation.

The liable amount may be revised on the receipt of the CIL Additional Information Requirement Form or other changes in circumstances. Both CIL's will be collected by Camden after the scheme has started and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement and/or for late payment. We will issue a formal liability notice once the liable party has been established. CIL payments will also be subject to indexation in line with the construction costs index.

**Conditions And Reasons: - 2015/4856/L**

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Typical details of all new finishes to walls, floors and ceilings, including new filigree brickwork on external wall.

b) Plan, elevation and section drawings of all new doors, windows, rooflights and openings.

c) Plan, elevation and section drawings of new mezzanine floor and staircases, new corridor partition, and new accessible toilet.

The relevant part of the works shall not be carried out otherwise than in

accordance with the details thus approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

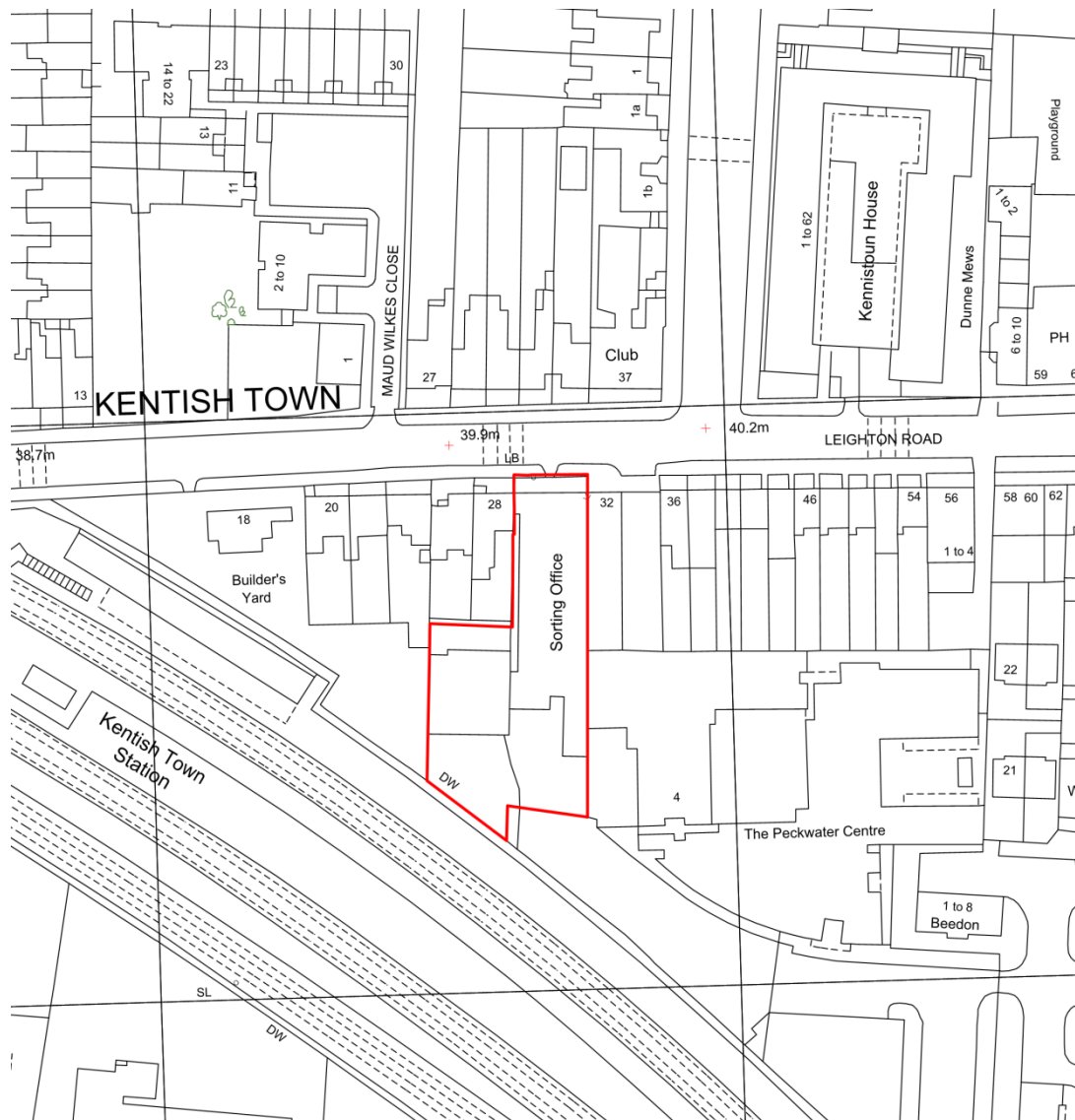
- 3 All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 4 The works hereby approved are only those specifically indicated on the drawing(s) referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.





Site plan





Front elevation and  
interior of sorting office





Rear elevation and  
yard outbuildings







Rear boundaries with  
Leighton Rd >  
and Health Centre ^



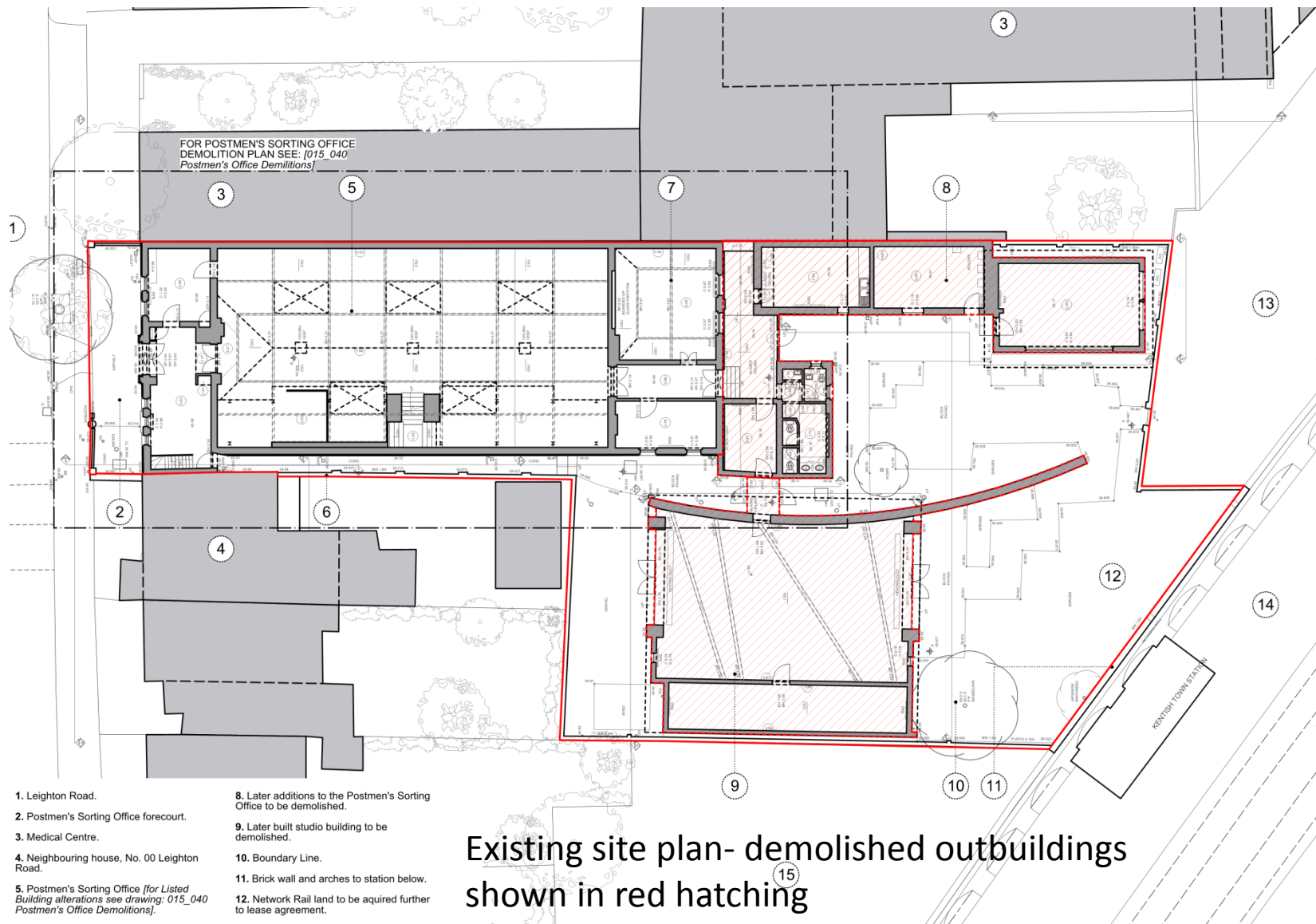


Aerial photo from south

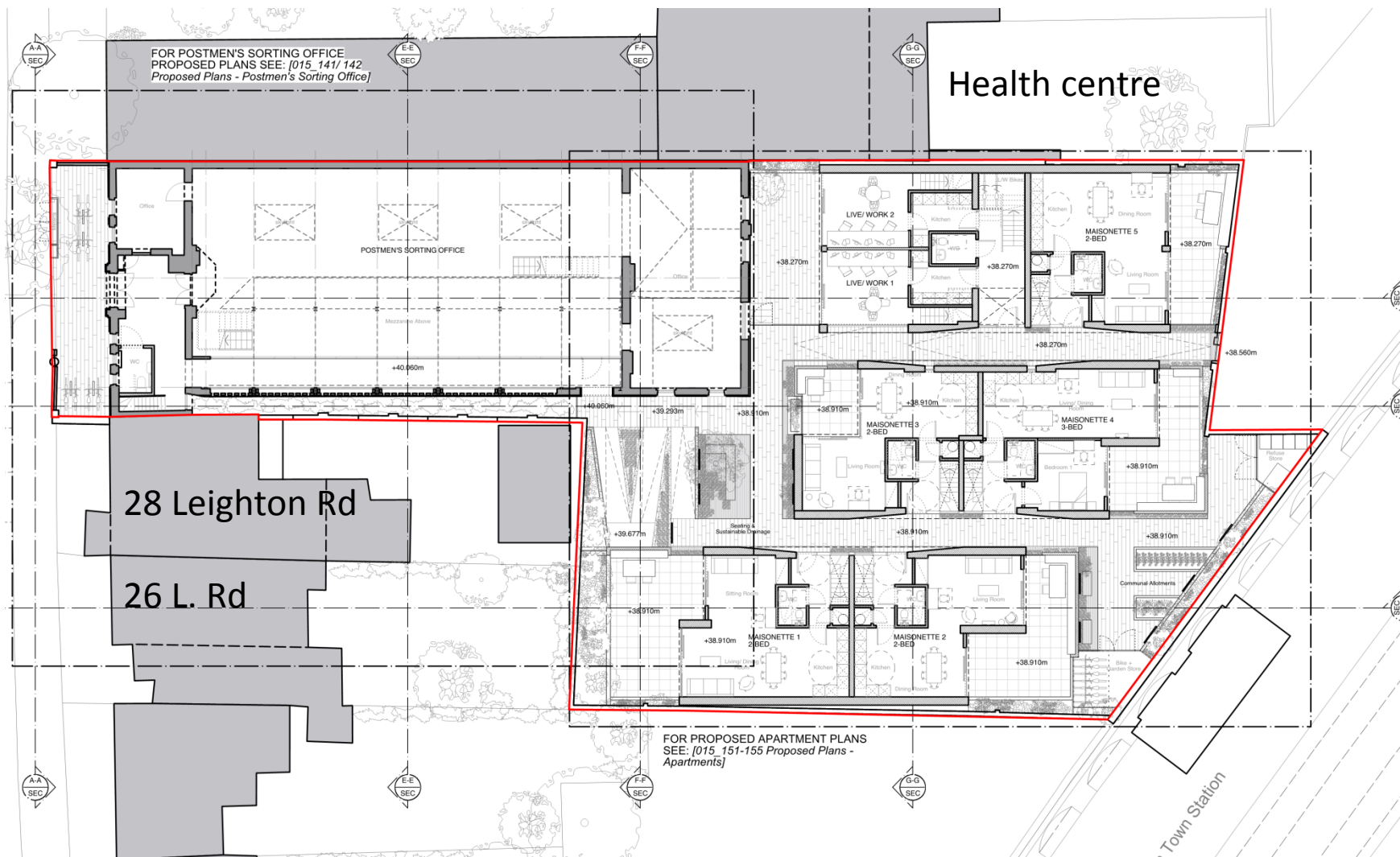




Aerial view of site from west

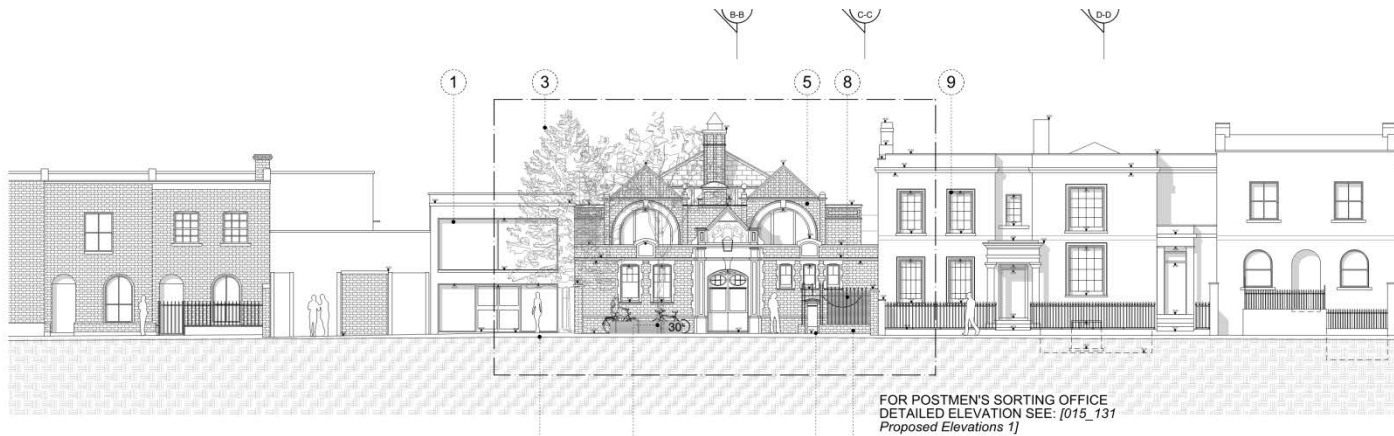


Existing site plan- demolished outbuildings  
shown in red hatching



Proposed site plan

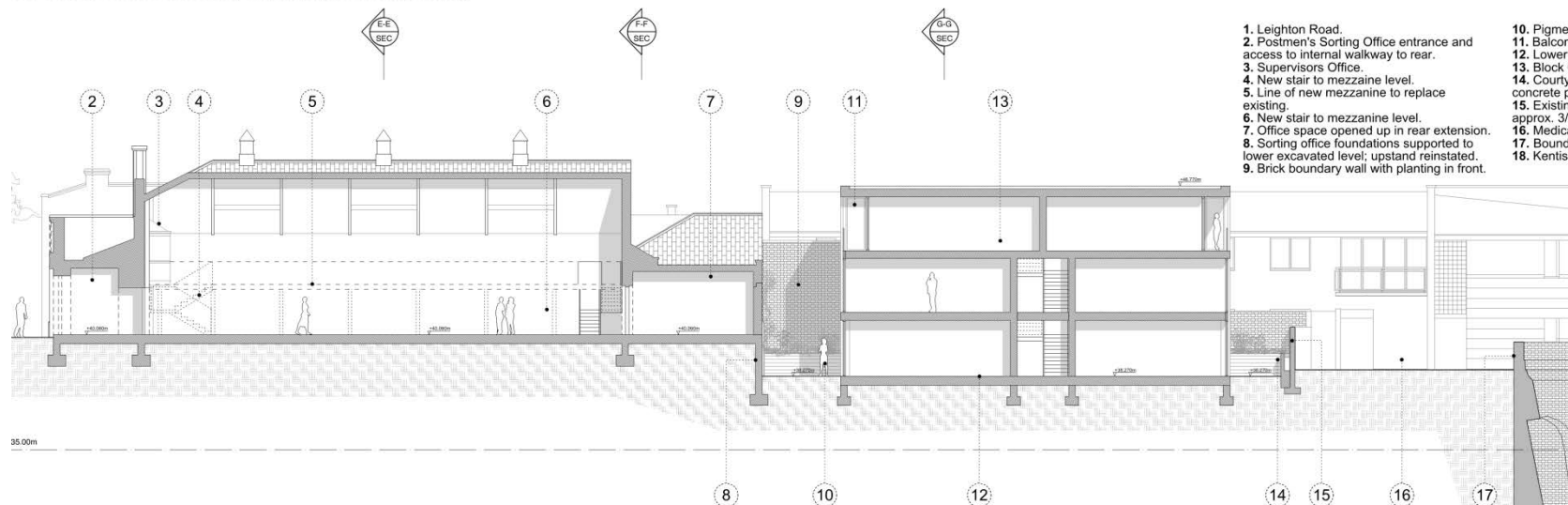




2. Leighton
3. Existing n
4. Existing n
5. Postmen'
6. Existing n
7. Brick bas
8. Existing n
9. Neighbor

## Proposed street elevation; section through office and Block C

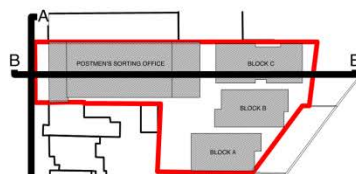
1-A: THROUGH LEIGHTON ROAD (POSTMEN'S SORTING OFFICE FRONT ELEVATION)



1. Leighton Road.
2. Postmen's Sorting Office entrance and access to internal walkway to rear.
3. Supervisors Office.
4. New stair to mezzanine level.
5. Line of new mezzanine to replace existing.
6. New stair to mezzanine level.
7. Office space opened up in rear extension.
8. Sorting office foundations supported to lower excavated level; upstand reinstated.
9. Brick boundary wall with planting in front.

10. Pigment
11. Balconie
12. Lower e
13. Block C.
14. Courtyai
15. Existing concrete pla
16. Medical approx. 3/4
17. Bounda
18. Kentish

1-B



DO NOT SCALE OFF THIS DRAWING  
ALL AMBIGUITIES OR DISCREPANCIES TO BE REPORTED TO ARCHITECT BEFORE COMMENCING

Name	Date	Rev	Details

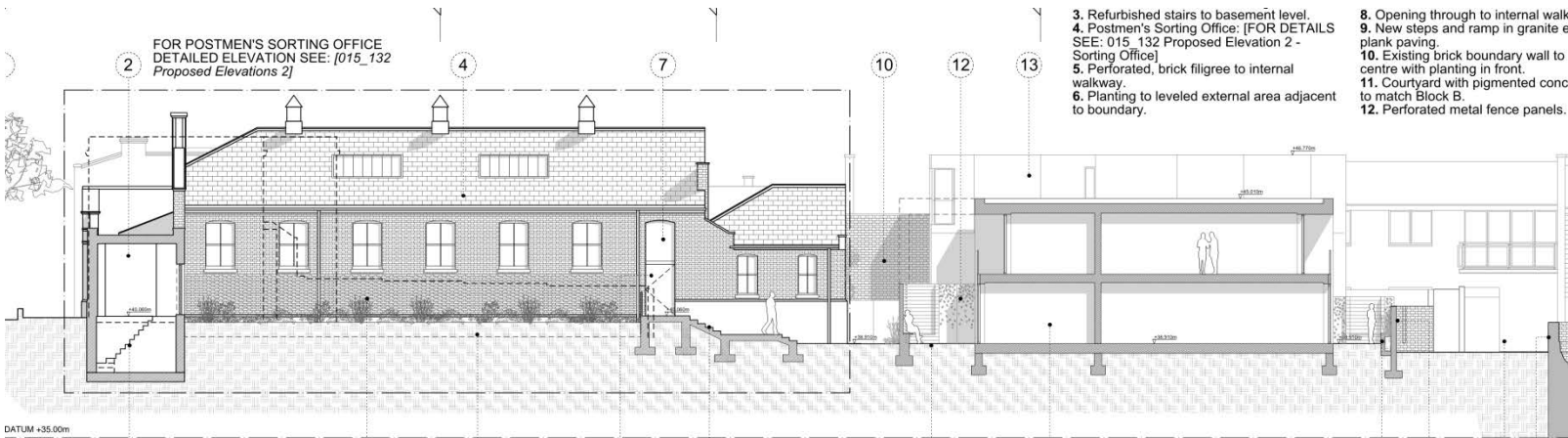
**STUDIO  
MACKERETH**

ARCHITECTS  
79 ST PANCRAS WAY  
LONDON  
NW1 1PS  
TELEPHONE: +44 (0)20 7040 85  
EMAIL: INFO@STUDIOMACKERETH.CO

Block:      Project No:

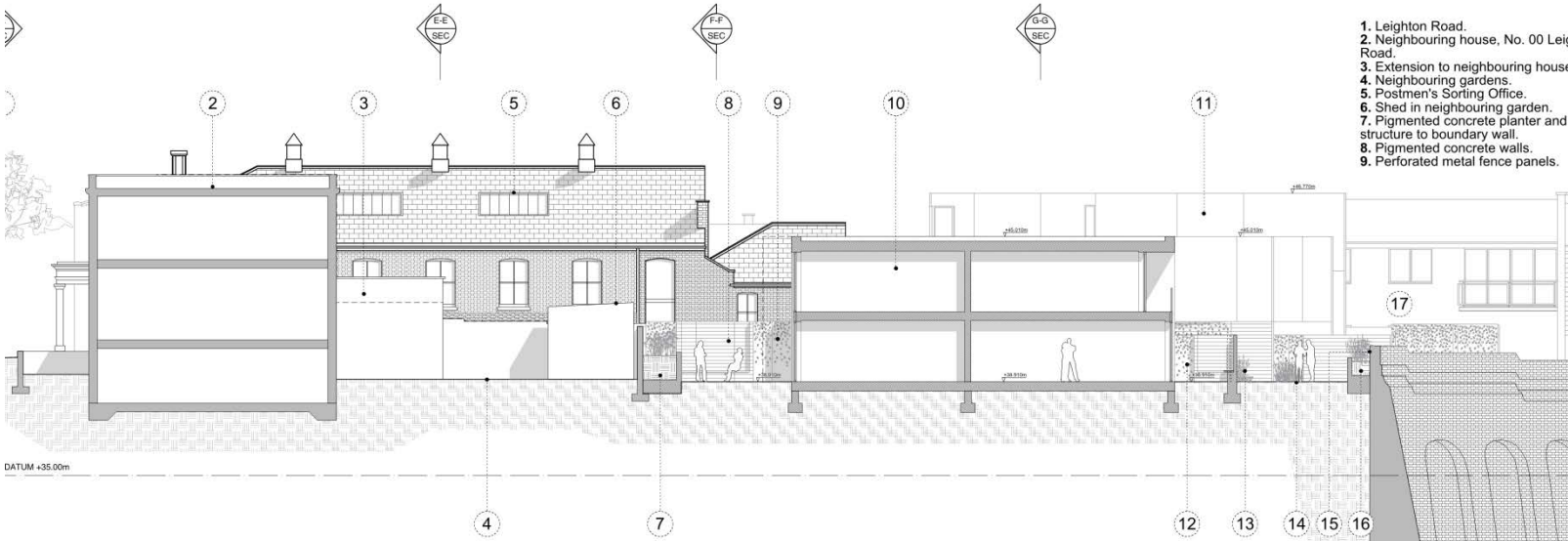
Plan      015



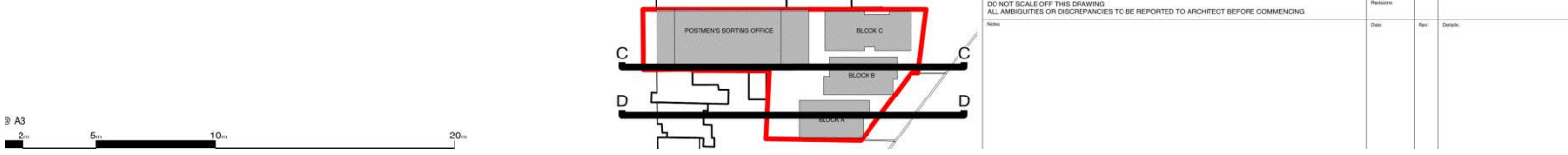


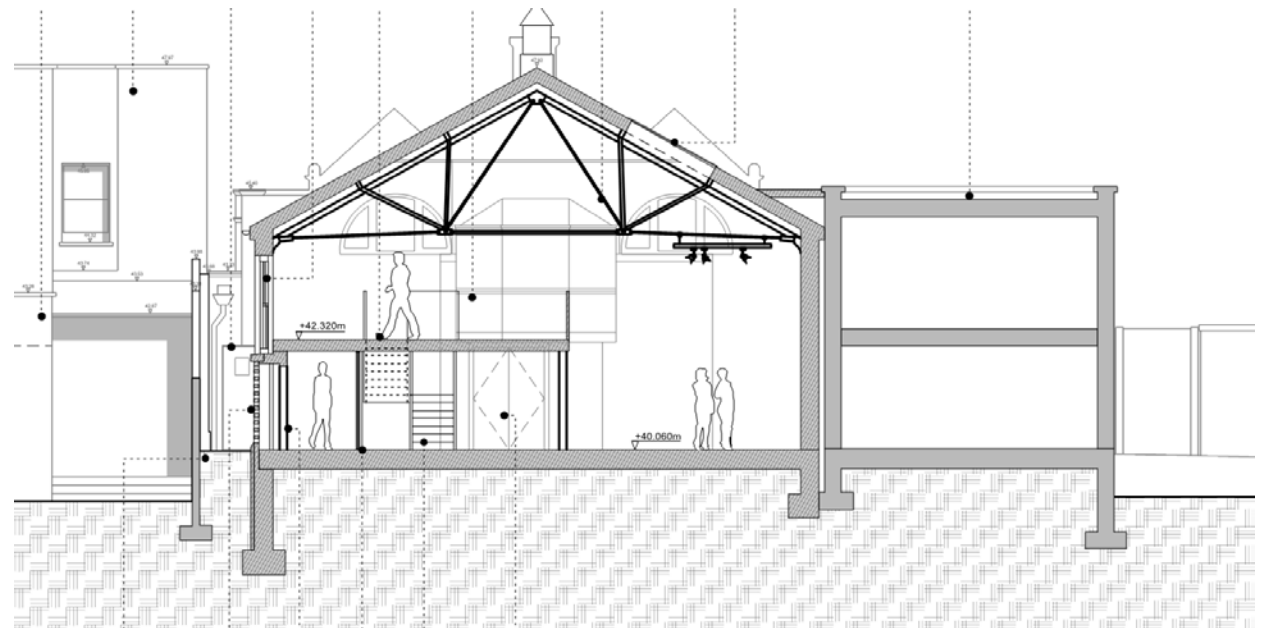
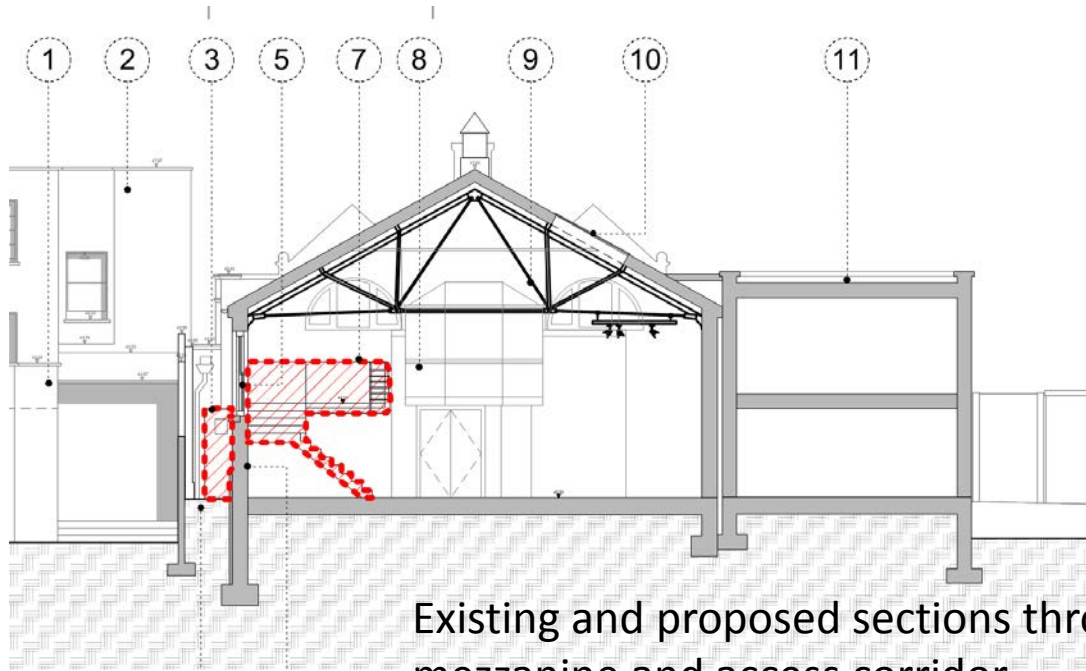
Side elevation of office and section through Block B;  
section through 26 Leighton Rd and Block A

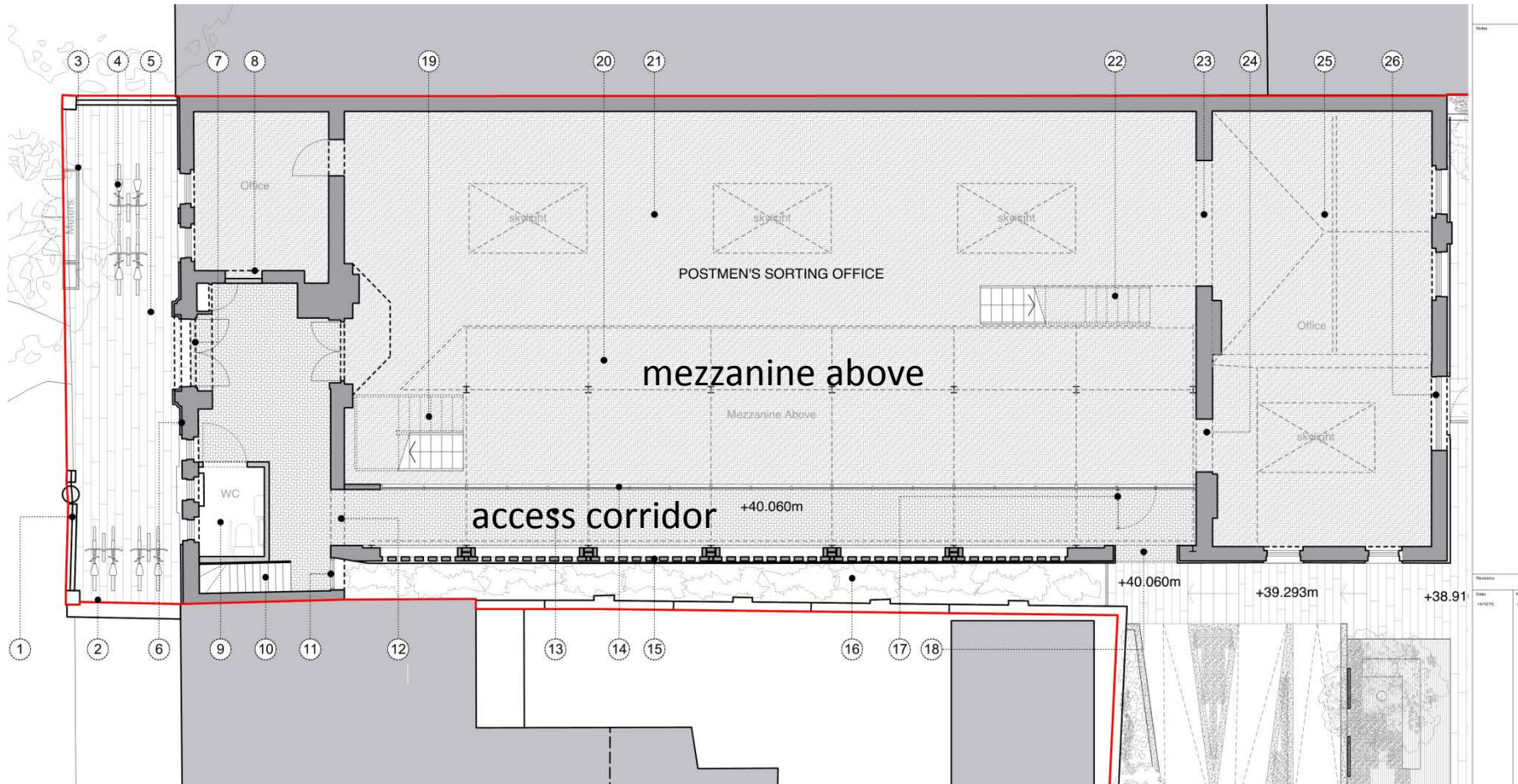
ON C-C



ON D-D

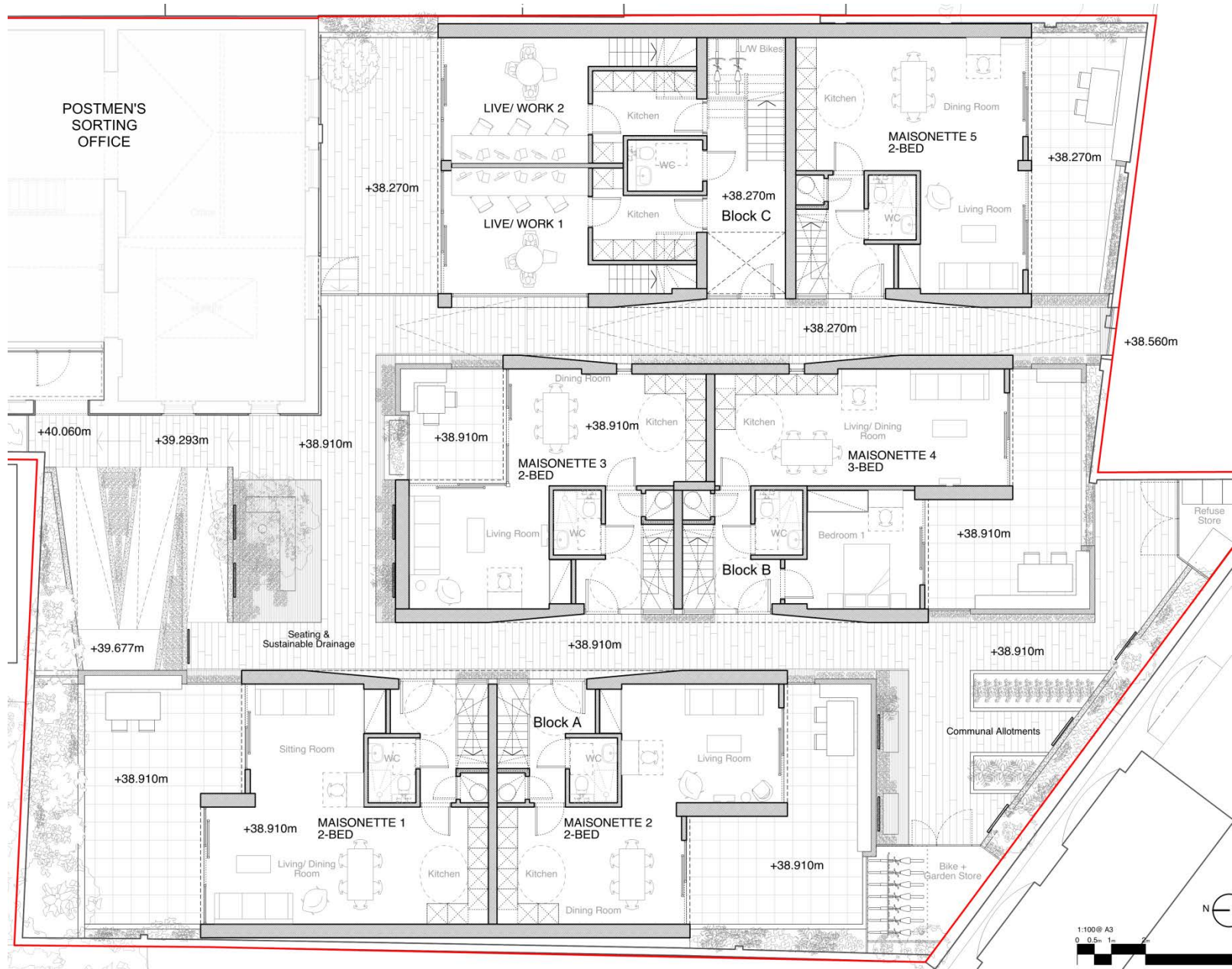






Ground floor- office

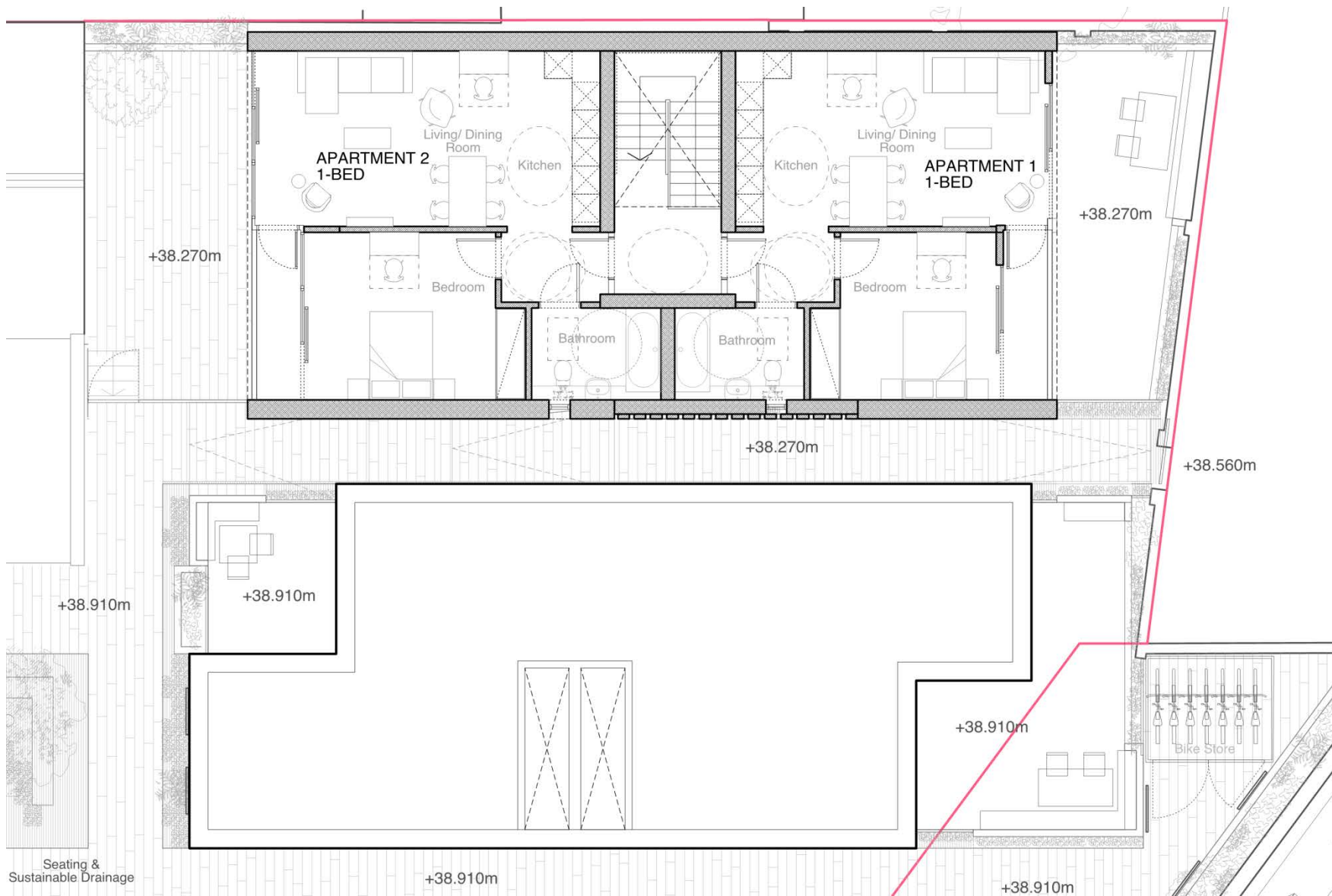




Ground floor- live-work and residential units

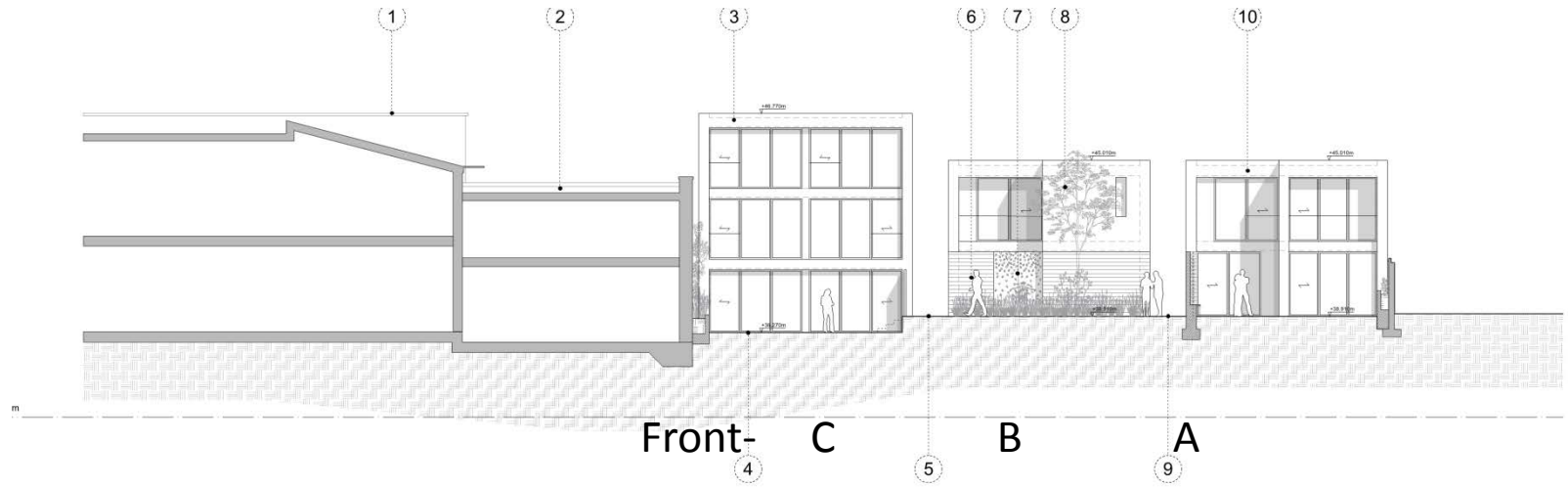


1st floor live-work units and maisonettes

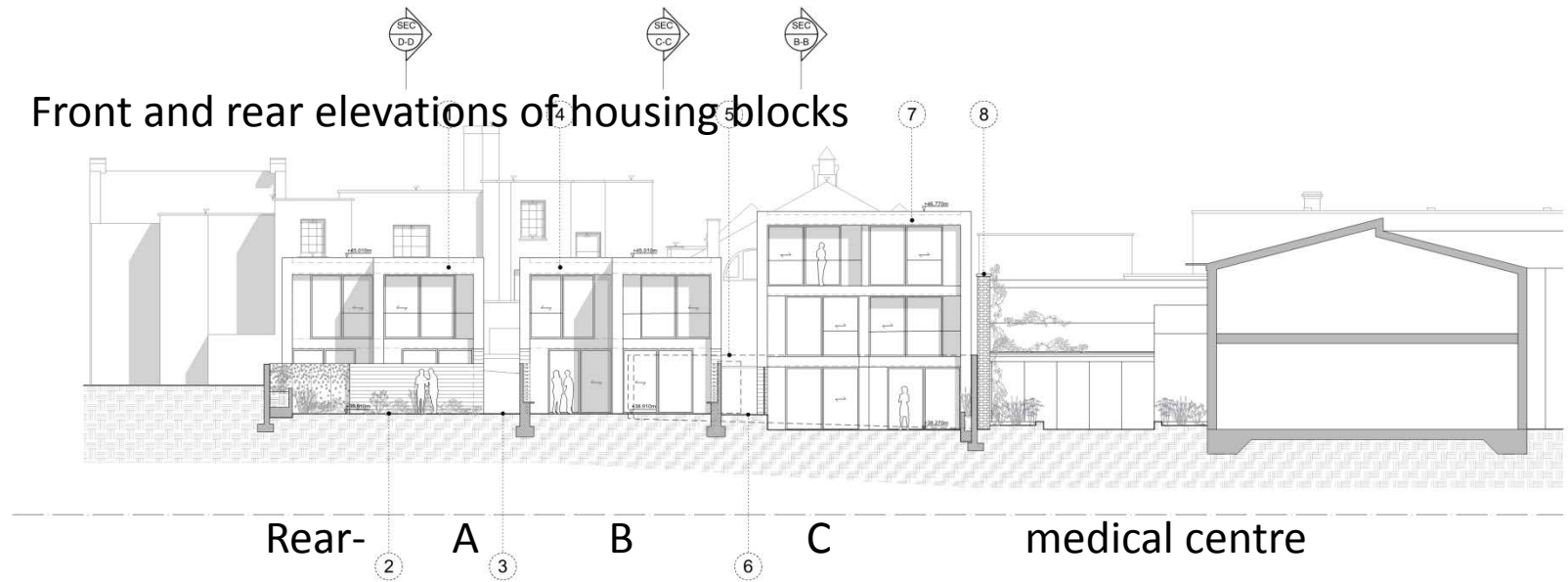


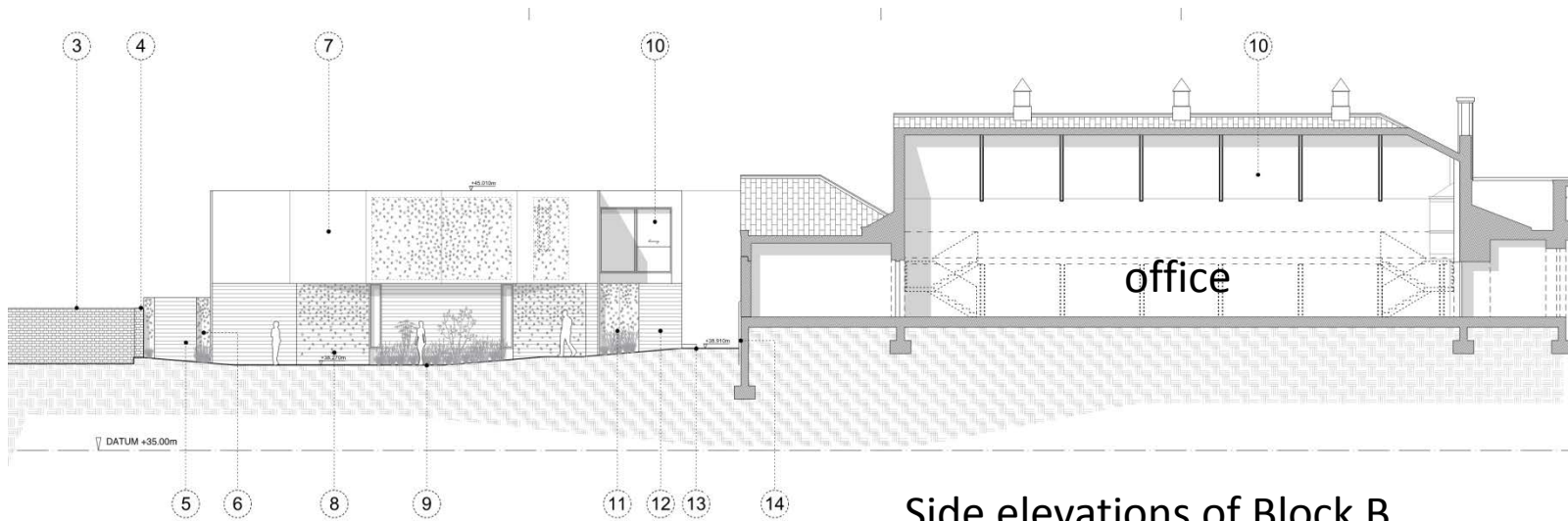
2nd floor flats



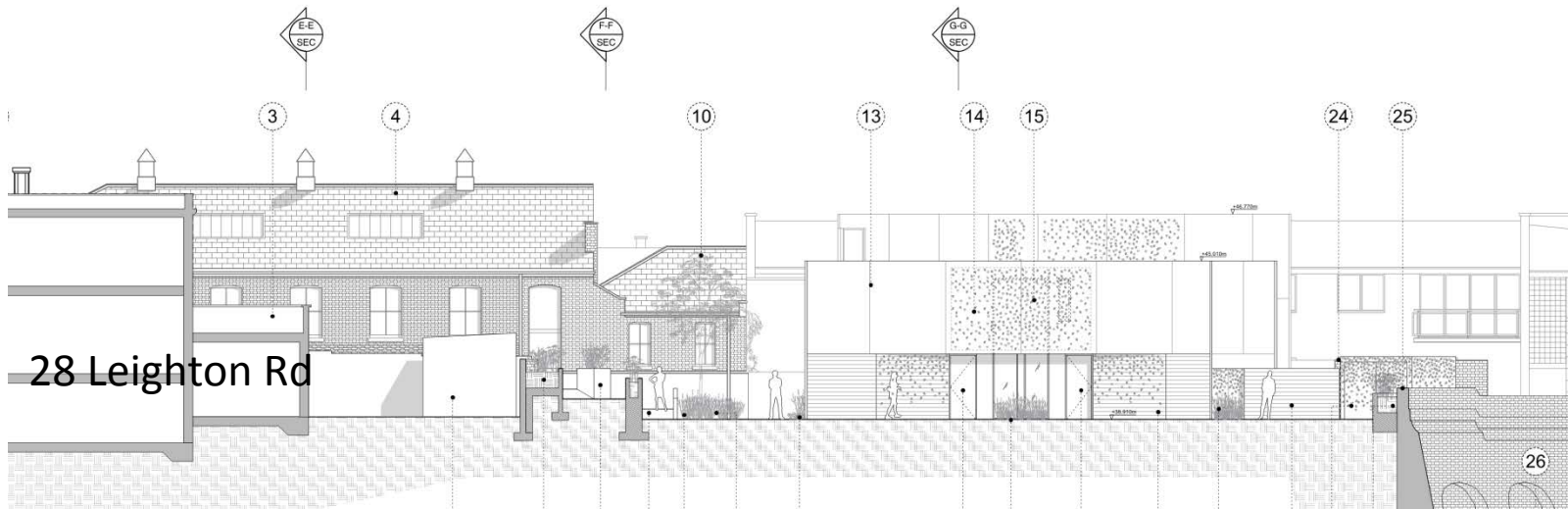


Front and rear elevations of housing blocks





Side elevations of Block B







**Sketch perspective from rear showing 3 proposed residential blocks sitting behind Postmen's Office.**